

154.0

0004

0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

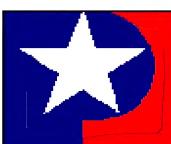
Total Card / Total Parcel
817,600 / 817,600

USE VALUE:

817,600 / 817,600

ASSESSED:

817,600 / 817,600


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHEEHAN PAUL/ETAL	
Owner 2: SHEEHAN KATHLEEN M	
Owner 3:	

Street 1: 75 GLENBURN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	361,600		456,000	817,600		102926
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18

PREVIOUS ASSESSMENT								Parcel ID	154.0-0004-0017.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2022	101	FV	361,600	0	5,000.	456,000	817,600		Year end	12/23/2021	Prior Id # 1: 102926	
2021	101	FV	351,100	0	5,000.	456,000	807,100		Year End Roll	12/10/2020	Prior Id # 2:	
2020	101	FV	351,100	0	5,000.	456,000	807,100		807,100 Year End Roll	12/18/2019	Prior Id # 3:	
2019	101	FV	255,900	0	5,000.	427,500	683,400	683,400	Year End Roll	1/3/2019	Prior Id # 1:	
2018	101	FV	255,400	0	5,000.	353,400	608,800	608,800	Year End Roll	12/20/2017	Prior Id # 2:	
2017	101	FV	255,400	0	5,000.	324,900	580,300	580,300	Year End Roll	1/3/2017	Prior Id # 3:	
2016	101	FV	255,400	0	5,000.	296,400	551,800	551,800	Year End	1/4/2016	Prior Id # 1:	
2015	101	FV	245,000	0	5,000.	290,700	535,700	535,700	Year End Roll	12/11/2014	Prior Id # 2:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				ASR Map:	
SCHILLING DONNA	26552-288		8/2/1996				1	No	No	F				Fact Dist:	

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
12/10/1997	736		12,000					12X19 RM 10X12 WDK	6/27/2018	MEAS&NOTICE	HS	Hanne S				
									1/13/2009	Measured	336	PATRIOT				
									2/28/2000	Inspected	276	PATRIOT				
									11/24/1999	Measured	256	PATRIOT				
									7/16/1993		MF					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	A Bath:	Rating:					WDK (120)	12	FFL BMT (228)	10	19	1				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									Sum Area By Label : UAT = 720 SFL = 750 FFL = 948 BMT = 948 WDK = 120					
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:														
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES	Kits: 1	Rating: Fair	1st Res Grid	Desc: Line 1	# Units 1												
Color: RED	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O														
GENERAL INFORMATION				A Frpl:	2	Rating: Average	Other												
Grade: C - Average	Year Blt: 1939	Eff Yr Blt:	WSFlue:	Rating:	Upper														
Alt LUC:	Alt %:					Lvl 2													
Jurisdict:	Fact: .					Lvl 1													
Const Mod:					Lower														
Lump Sum Adj:					Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL											
Sec Int Wall:	Partition: T - Typical	Functional:	%	Interior:	1	7	3												
Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	%	Additions:															
Total: 18.6 %	Bsmnt Flr: 12 - Concrete	Special:	%	Kitchen:															
Subfloor:	Override:	Override:	%	Baths:															
Bsmnt Gar: 1	Total: 18.6 %	Plumbing:	%	Plumbing:															
Electric: 3 - Typical	Other Features: 81346	Electric:	%	Electric:															
Insulation: 2 - Typical	Grade Factor: 1.00	Heating:	%	Heating:															
Int vs Ext: S	NBHD Inf: 1.00000000	General:	%	General:	1	7	3												
Heat Fuel: 1 - Oil	NBHD Mod:																		
Heat Type: 5 - Steam	LUC Factor: 1.00																		
# Heat Sys: 1	Adj Total: 444170	WtAv\$/SQ:	AvRate:	Ind.Val															
% Heated: 100	Depreciation: 82616	Juris. Factor:	Before Depr: 175.78																
Solar HW: NO	Depreciated Total: 361554	Special Features: 0	Val/Su Net: 122.74																
% Com Wal	% Sprinkled	Final Total: 361600	Val/Su SzAd 212.96																
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 154.0-0004-0017.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X10	A	AV	1990		0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE AssessPro Patriot Properties, Inc			